

PLANNING COMMISSION AGENDA

Location: Greenbrier Municipal Building

Date: May 18th 2026

Time: 1830 (6:30pm)

Facilitator: Hunter Thrasher
Matt Bagby (Chairman)
Joyce Johnson

Bruce Leggett
Tim Carter
Steve McCune

Agenda Items

Minutes from last month planning commission:

City Council Information:

Old Business

1. Crum Subdivision: 38 Green Valley

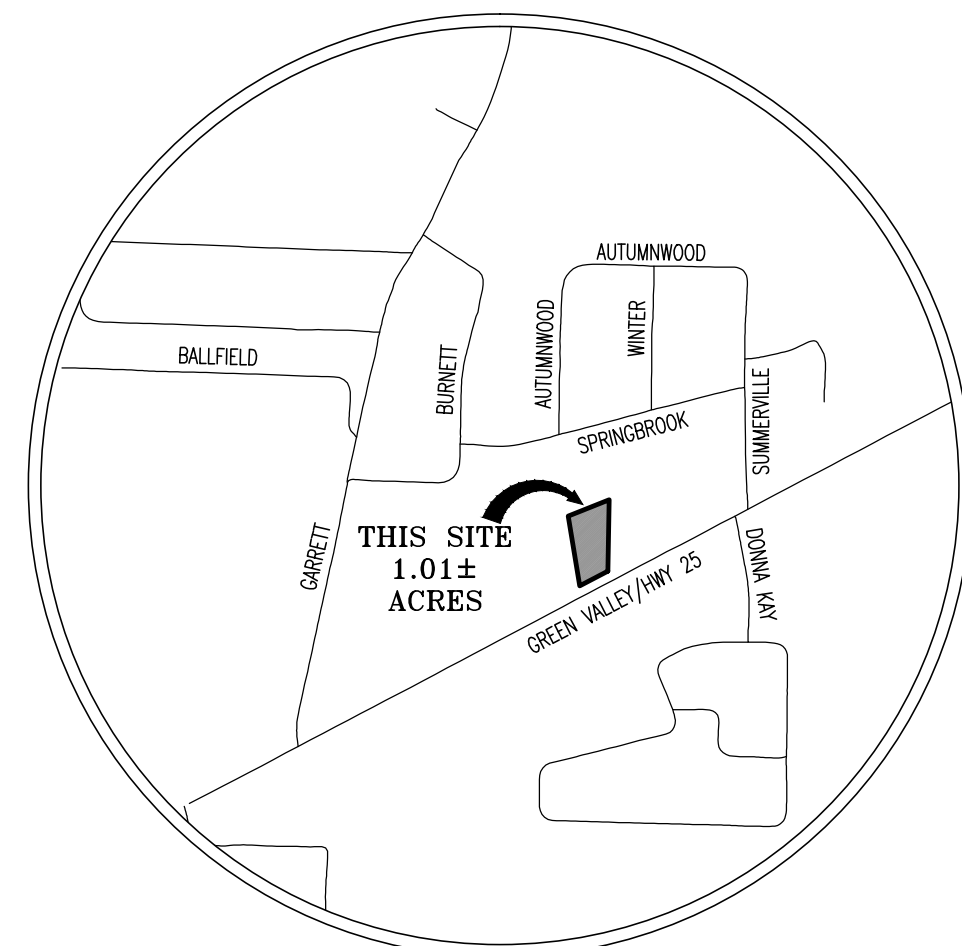
New Business

- 1.

Public Comment

Additional information:

SITE PLAN



VICINITY MAP
NOT TO SCALE

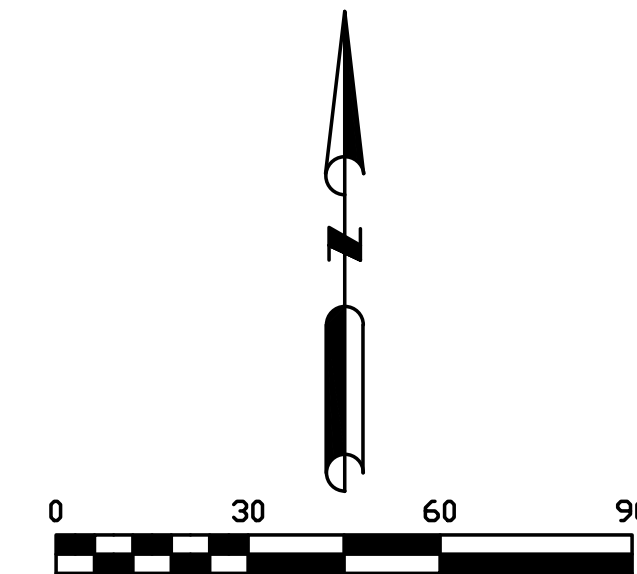
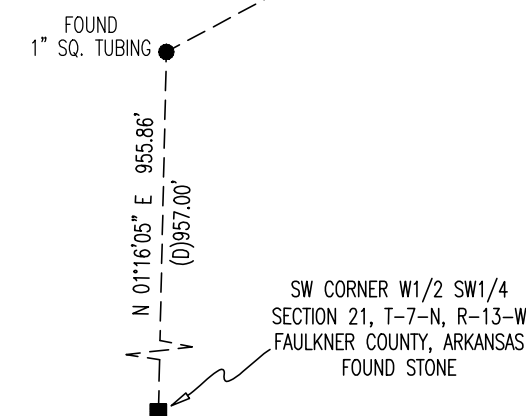


Site Plan for: Joe Crum
Date: April 14, 2026
Scale: 1 inch equals 30 feet

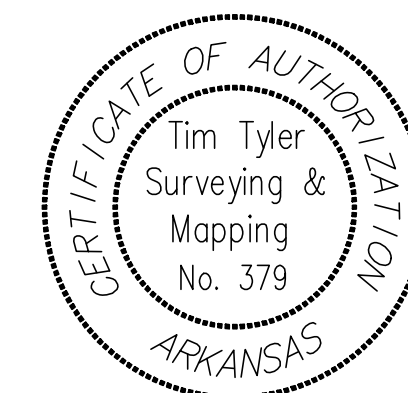
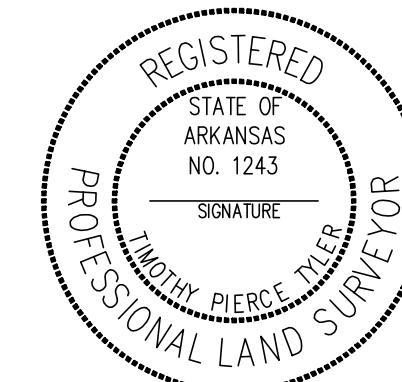
Being a part of the W1/2 SW1/4 of Section 21, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the SW corner of said W1/2 SW1/4 at a found stone; thence along the West line of said W1/2 SW1/4, N01°16'05"E 955.86 feet (deeded 957.00 feet) to a found 1" square tube on the North right of way of State Highway #25; thence along said right of way, N61°48'22"E 339.15 feet to a found 2" pipe, said point being the point of beginning; thence leaving said right of way, N09°32'39"W 294.79 feet (deeded 295.67 feet) to a found 1/2" rebar; thence N68°22'43"E 184.56 feet to a found 1/2" rebar; thence S01°06'53"W 297.00 feet to a set 1/2" rebar (APLS #1243) on the North right of way of State Highway #25; thence along said right of way, S62°09'10"W 132.23 feet to the point of beginning, containing 1.01 acres, more or less.

- Notes:**
- Property Address: 38 Hwy 25, Greenbrier, AR 72058
 - Present ownership: Crum Investment Properties LLC. (Parcel id 74000863000)
 - The Zoning of this property is R-2 Duplex.
 - This property is not in the 100 year Flood Plain, according to Flood Insurance Rate Map #05045C0157H, dated 12-19-06.
 - Total Lot size: 1.01 acres (43781.96 Sq. Ft.)
 - Specs per unit
 - heat/cooled: 1110 sq. ft.
 - garage & porch: 449 sq. ft.
 - total: 1559 sq. ft.
 - The proposed building shall represent 17% total Lot Coverage, the proposed concrete surfaces shall represent 7% total Lot Coverage, for a total of 24% impervious lot surface area.

LEGEND	
●	FOUND IRON PIN
○	SET 1/2" REBAR & CAP
△	CALCULATED POINT
—O—	OVERHEAD ELECTRIC
PP—○	POWER POLE
—X—X—	FENCE LINE
SSMH (S)	SEWER MANHOLE
W (M)	WATER METER
GM (G)	GAS METER
⊠	WATER VALVE



BEARINGS BASED ON ARKANSAS GRID NORTH NAD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.



T Tyler Group
surveying, mapping, engineering

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DATE:	4-15-2026
SCALE:	1 INCH EQUALS 30 FEET
PROJECT JOB NO:	1260193
DRAWN BY:	GEW
REVIEWED BY:	RPC
STATE CODE:	500-07N-13W-0-21-300-23-1243
SHEET NO.:	1 OF 1

INT.	DATE	DESCRIPTION OF REVISION MADE

PROJECT TITLE:
**SITE PLAN FOR:
JOE CRUM**

